



Development Services Department
Staff Recommendations Concerning Required Findings

Project: Courtyard Final Plat and Subdivision
Ordinance Standard: Watershed Protection Ordinance
Variance Request: To vary from LDC 25-8-301, prohibiting construction of a driveway on slopes greater than 15 percent, unless to provide primary access to an area of at least 2 contiguous acres with a slope of less than 15 percent, or at least five residential units.

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

No The property, as it currently exists, is a buildable lot and has an existing, legally constructed residence. The privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements, to build a residence on such a property, has already been conferred.

2. The variance:
 - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

No The variance is necessitated by the applicant's proposal to subdivide the existing lot in a manner that would create a lot for which a driveway could not be constructed in compliance with LDC 25-8-301. That is, a driveway would have to cross slopes greater than 15 percent, to provide primary access to an area of less than 2 acres with a slope of less than 15 percent, to reach a single residential unit.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

No No deviation from the code is necessary to allow a reasonable use of the property. Reasonable use of the property is development of a single residential unit, which has already been done.

- c) Does not create a significant probability of harmful environmental consequences.

No The construction on steep slopes that would be necessary to develop a driveway access to a residence would create a significant probability of harmful environmental consequences.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes It is possible to develop with the variance in a way that would result in water quality that is at least equal to the water quality achievable without the variance.

B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Quality Transition Zone*), Section 25-8-452 (*Water Quality Transition Zone*), Section 25-8-482 (*Water Quality Transition Zone*), Section 25-8-652 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

NA

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

NA

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

NA

Staff determination is that the findings of fact have not been met.

Environmental Reviewer
(DSD)

Pamela Abee-Taulli
(Pamela Abee-Taulli)

Date 1/17/19

Environmental Review
Manager (DSD)

Michael McDougal
(Mike McDougal)

Date 1-17-2019

Environmental Officer
(WPD)

CA
(Chris Herrington)

Date 1/23/2019



ENVIRONMENTAL BOARD VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Jerry Perales. PE
Street Address	3102 Bee Cave Rd, Suite 201
City State ZIP Code	Austin, TX 78746
Work Phone	512.297.5019
E-Mail Address	jperales@peraleseng.com

Variance Case Information

Case Name	Courtyard Final Plat and Subdivision
Case Number	C8-2018-0032.0A
Address or Location	6910 WEST COURTYARD DR
Environmental Reviewer Name	Pamela Abee-Taulli
Applicable Ordinance	LDC 25-8-301
Watershed Name	West Bull Creek
Watershed Classification	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone
Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

	n/a
Distance to Nearest Classified Waterway	146 ft. to tributary of West Bull Creek
Water and Waste Water service to be provided by	AWU
Request	Variance from LDC 25-8-301 to allow construction of a driveway on a slope with a gradient of more than 15 percent.

Impervious cover	Existing	Proposed – Post-subdivision	
		Lot 1	Lot 2
square footage:	<u>10,454</u>	<u>10,214</u>	<u>10,786</u>
acreage:	<u>0.24</u>	<u>0.24</u>	<u>0.247</u>
percentage:	<u>12%</u>	<u>14.9%</u>	<u>14.9%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	There are no CEFs, CWQZ, or WQTZs on site. An environmental assessment and slope map have been provided with this application. Also provided is the Q-tables including the proposed impervious cover broken down by slope.		

Clearly indicate in what way the proposed project does not comply with current Code (include	LDC 25-8-301 to allow construction of a driveway on a slope with a gradient of more than 15 percent. We are proposing construction of a driveway on land with slopes greater than 15%.
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maps and exhibits)	
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance, the Land Use Commission must make the following findings of fact.

Project: Courtyard Final Plat and Subdivision

Ordinance: LDC § 25-8-301, prohibiting construction of a roadway or driveway on a slope with a gradient of more than 15 percent unless the construction is necessary to provide primary access to: (1) at least two contiguous acres with a gradient of 15 percent or less; or (2) building sites for at least five residential units.

A. Land Use Commission variance determinations from Chapter 25-8-41(A) of the City Code:

1. The requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes The requirement of Section 25-8-301 will deprive the owner of access to this large single family lot since there is no driveway access to the site that does not cross a 15% slope. This deprives the owner of a privilege given to owners of other similarly situated properties with approximately contemporaneous development because there are at least 27 single family homes in the vicinity that have driveways crossing 15% slopes, the locations of which relative to this property are shown on the map attached as Exhibit A. Without this variance, the owner will be completely deprived of the right to develop this lot that other neighboring properties have enjoyed.

2. The variance:

- a) Is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance;

Yes The request for a variance is not based on a condition caused by a method chosen by the applicant to develop the property. Due to the steep topography of the site, there is no possible configuration of a driveway on the property connecting the street to the home that

does not cross a 15% slope. This particular configuration of the driveway was selected to reduce the length of the driveway and, thereby, reduce the amount of overall impervious cover; any alternative configuration would lead to a longer driveway and would still cross a 15% slope.

b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes Most of the homes in the neighborhood were constructed on lots between one and two acres, with some on lots even smaller than that. The lots in the proposed subdivision would be approximately 1.6 acres, and are consistent with the neighborhood density. The original subdivision planned for this lot would have divided this tract into four lots. This subdivision has been reduced to two lots to match or exceed the largely prevailing neighborhood residential density. This density is the first consideration to protect land from development in virgin territory in the hill country. The proposed subdivision into 1.6-acre single-family lots is a reasonable use of the property.

The variance should be approved for two lots in the proposed configuration as the driveway is in the safest location for the street and matches the current neighborhood density. The variance will allow for construction of the driveway in a location that has the least amount of environmental impact due to the reduction in the length and depth of cut of the driveway. There is no alternative driveway access to this site that does not cross a 15% slope. Without this variance, the owner will not be able to develop this large proposed lot as a single family home, depriving the owner of a right or privilege enjoyed by neighboring properties have enjoyed, and depriving the owner of all economic value of the property.

c) Does not create a significant probability of harmful environmental consequences; and

Yes The location selected for the driveway allows for close proximity to the proposed single family residence which results in a shorter driveway length and a reduction in the impervious cover. As a result, this location will not create a significant probability of harmful environmental consequences. Also, this location provides for safe stopping sight distances from Finklea Cove. All methods of erosion and sedimentation controls will be employed during the construction of the driveway.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes Water quality measures have been provided for the construction of the driveway that will result in water quality that is at least equal to the water quality achievable without the variance. All methods of erosion and sedimentation controls will be employed during the construction of the driveway.

Exhibits for Board Backup and/or Presentation

- Aerial photos of the site (backup and presentation)
- Site photos (backup and presentation)
- Aerial photos of the vicinity (backup and presentation)
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways (backup and presentation)
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties. (backup and presentation)
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations. (backup and presentation)
- Site plan showing existing conditions if development exists currently on the property (presentation only)
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan (backup and presentation)
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc. (backup and presentation)
- An Environmental Assessment pursuant to ECM 1.3.0 (if required by 25-8-121) (backup only)
- Applicant's variance request letter (backup only)

November 12, 2018

Via Email

Pamela Abee-Taulli
Environmental Review Specialist Senior
City of Austin Development Services Department
One Texas Center
505 Barton Springs Road, Suite C402
Austin, TX 78704

Re: 6910 W. Courtyard Dr.; C8-2018-0032.0A

Dear Ms. Abee-Taulli:

On behalf of the owner and applicant, enclosed are the following:

1. an application for a variance from Section 25-8-301 of the LDC to permit a driveway to cross a slope in excess of 15% to serve a single-family home;
2. a Google Earth view and location map of the property showing its relation to other properties in the vicinity;
3. a slope map showing the proposed layout of the home and the driveway for which the variance is being sought;
4. the proposed subdivision plat;
5. a memorandum and diagram from the project engineer, Bruce Aupperle, showing an alternate configuration and layout of the home and parking area, which would result in the parking area being separated from the home by a stepped walkway; and
6. a map showing other homes in the vicinity (yellow) that have driveways crossing a slope in excess of 15%.

The variance is sought in conjunction with the subdivision application bearing Case No. C8-2018-0032.0A. This proposed subdivision would plat Lots 1 and 2 of the West Courtyard Subdivision in Travis County, Texas. Lot 1 is approximately 1.61 acres and Lot 2, approximately 1.657. There is an existing single-family home located on Lot 1. Lot 2 is currently undeveloped.

Although the proposed Lot 2 has a number of steep slopes, as shown on the slope map, it has sites suitable for development with a single-family home. The slope map shows the proposed location of a single-family home and driveway off of West Courtyard. The single-family home

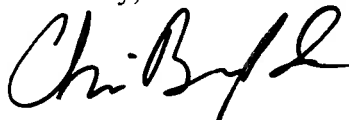
structure can be built without any variances from Chapter 25-8 of the Land Development Code. The proposed driveway, however, would cross slopes in excess of 15% and accordingly would require a variance from Section 25-8-301 of the LDC.

The site can be developed with a single-family home and the required parking without an environmental variance, although such a configuration would be highly undesirable. The attached diagram shows an illustrative layout of one allowable alternative. This layout would allow construction of the home in the same location proposed by the owner, but would locate the parking at the base of a slope away from the house. The proposed alternative parking area would be connected to the house by a walkway traversing 40 vertical feet by 280 horizontal feet, requiring around 80 steps. Such a configuration—while permitted by the Code—would impose a patent hardship on the property owner. The proposed findings of fact set forth the justification for the variance in more detail.

Many of the existing single-family homes in the area have driveways crossing slopes greater than 15%. Attached is a map showing other such homes marked in yellow. As this map demonstrates, steep driveways are a common feature of homes in the area. We believe this evidence further supports a finding that denial of the variance would cause an undue hardship to the owner.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Bradford", written in a cursive style.

Christopher B. Bradford

Enclosures



1/2018

6910 W Courtyard Dr

W Courtyard Dr

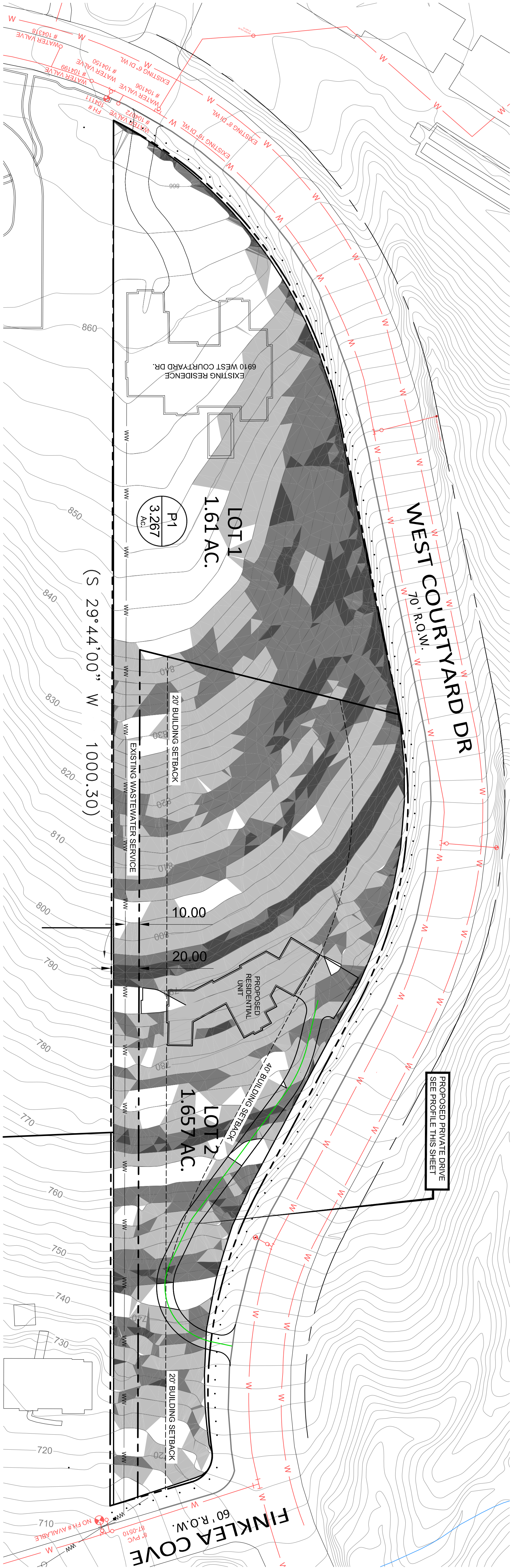
Finklea Cove

Kaetan Cove

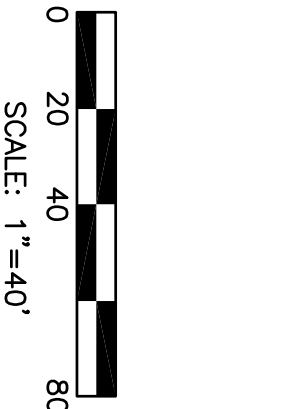
City Park Rd

Google

Imagery Date: 1/13/2018 30°21'38.64" N 97°48'15.02" W elev. 813

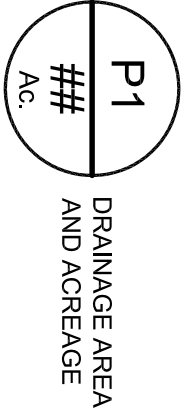


APPENDIX Q-1: NET SITE AREA
Land Use - Single Family Residential - Lot 1



LEGEND

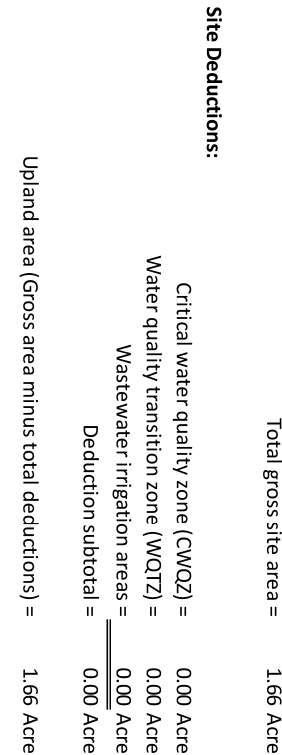
SLOPE CATEGORIES		
Number	Minimum Slope	Maximum Slope
1	0.00%	15.00%
2	15.00%	25.00%
3	25.00%	35.00%
4	35.00%	OVER 35%



ImperVIOUS COVER WITH NO Transfer			
Lot No.	Gross Site Area	Existing ImperVIOUS Cover (Ac.)	Allowed ImperVIOUS Cover Remaining (Ac.)
1	1.61	0.24	0.35
2	1.66	0.45	0.14
Total			0.49

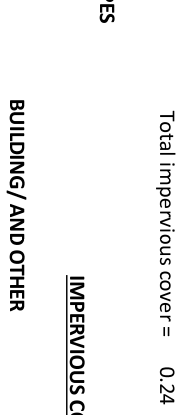
ImperVIOUS COVER WITH Full Transfer of C to Lot 2			
Lot No.	Gross Site Area	Existing ImperVIOUS Cover (Ac.)	Allowed ImperVIOUS Cover Remaining (Ac.)
1	1.61	0.24	0.35
2	1.66	0.45	0.14
Total			0.49

APPENDIX Q-1: NET SITE AREA
Land Use - Single Family Residential - Lot 2



LEGEND

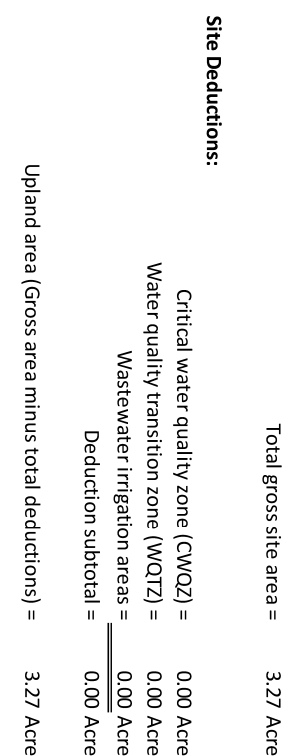
SLOPE CATEGORIES		
Number	Minimum Slope	Maximum Slope
1	0.00%	15.00%
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3	25.00%	35.00%
4	35.00%	OVER 35%



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APPENDIX Q-1: NET SITE AREA
Land Use - Single Family Residential - Total



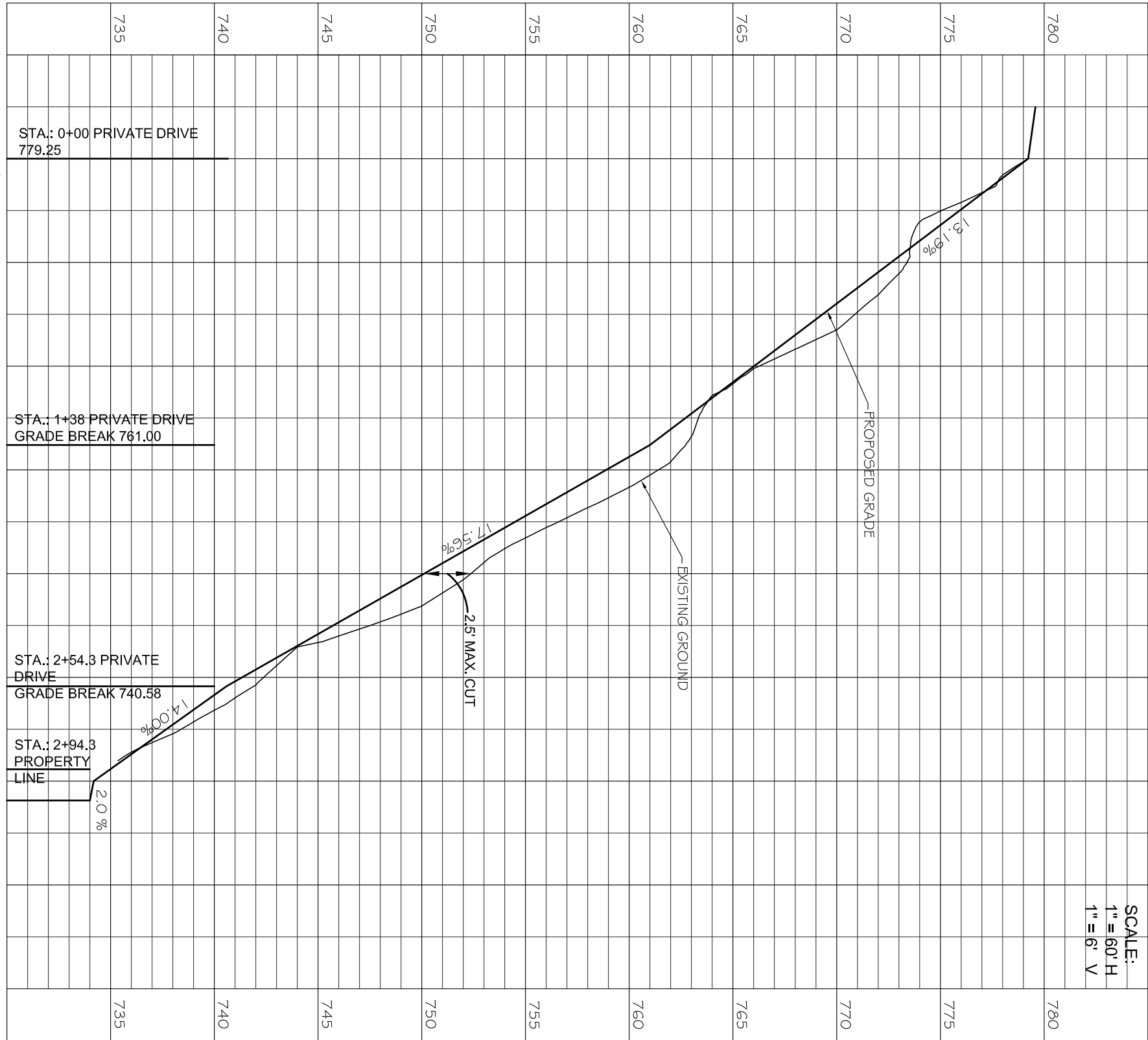
LEGEND

SLOPE CATEGORIES		
Number	Minimum Slope	Maximum Slope
1	0.00%	15.00%
2	15.00%	25.00%
3	25.00%	35.00%
4	35.00%	OVER 35%

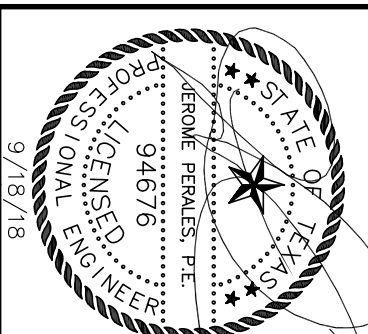


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Total			0.49



PERALES ENGINEERING, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-12013

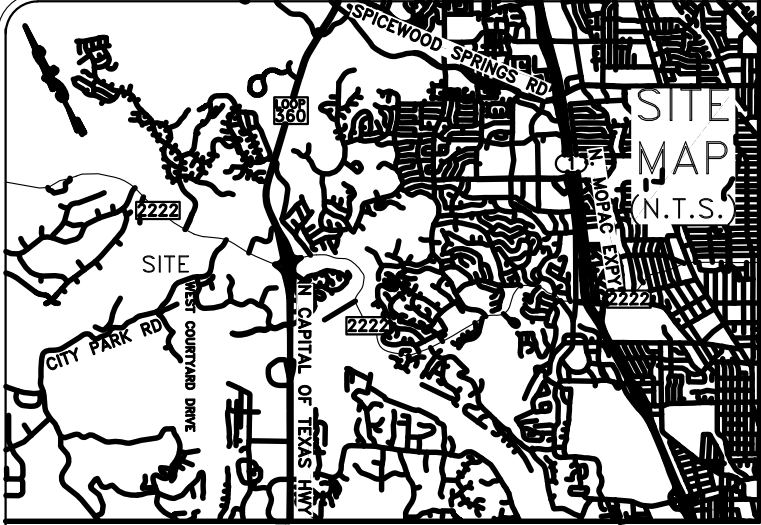


6910 COURTYARD DR.
AUSTIN TEXAS, 78730

DRAINAGE AREA MAP, SLOPE AREA MAP
& DRIVEWAY PROFILE

DATE: 2/7/2018
DRAWN BY: JFM
DESIGNER: JRP, AR
REVIEWER: JRP
PROJECT No.: PE0032.001

SHEET
1
OF
2



STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, RICHARD ENGEL & DURSTYNE ENGEL, BEING THE OWNERS OF THAT CERTAIN 3.267 ACRE TRACT OF LAND OUT OF THE A.C. CHAMPION SURVEY NO. 118 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2016042497 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.267 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HERON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

FINAL PLAT OF THE
WEST COURTYARD
SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

RICHARD ENGEL DATE:

DURSTYNE ENGEL DATE:

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD ENGEL & DURSTYNE ENGEL KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME:)

MY COMMISSION
EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, DONALD "MATT" COOKSTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES BOTH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY IN JANUARY OF 2015

DONALD "MATT" COOKSTON, R.P.L.S. 4733 DATE: 8-1-18

SURVEYING BY:
COOKSTON AND ASSOCIATES
SURVEYING AND MAPPING
3305 CAPTAIN LADD COURT
ROUND ROCK, TEXAS 78665

ENGINEER'S CERTIFICATE

I, JERRY PERALES, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

JEROME PERALES, P.E. NO. 94676 DATE:

ENGINEERING BY:
PERALES ENGINEERING
3102 BEE RD SUITE 201
AUSTIN, TEXAS 78746
(512) 297-5019

GENERAL NOTES:

- 1) THIS TRACT LIES WITHIN ZONE "X". AREAS OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TRAVIS COUNTY, ON PANEL NO. 48453C 0435 H, EFFECTIVE SEPTEMBER 26, 2008.
- 2) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 3) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- 4) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 5) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 6) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 7) STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 8) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 9) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 258 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 10) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 11) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

- 12) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 13) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WEST COURTYARD DRIVE AND FINKLEA COVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 14) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- 15) THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF TITLE 25 AND TITLE 30, AUSTIN CITY CODE, AS ADOPTED ON THE DATE THIS SUBDIVISION APPLICATION WAS FILED WITH THE CITY OF AUSTIN.
- 16) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 17) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 18) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN.
- 19) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT(S) _____ BLOCK(S) _____ REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 20) SLOPES IN EXCESS OF 15% EXIST ON LOTS 1 AND 2. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
- 21) ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS. LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.

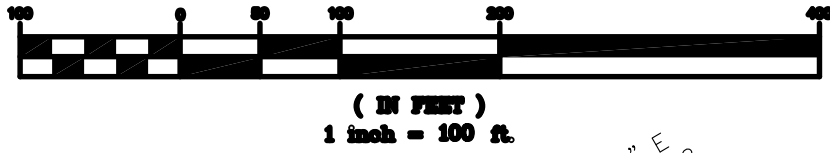
- 22) LOT 1 AND 2 OF THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE WATER AND SEWER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS THE LINES.
- 23) STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3" HIGH AT 35FOOT INTERVALS ALONG THE CURB. SIGNS STATING "FIRE ZONE/TOW-AWAY ZONE" SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AND AT EACH ENTRY AND EXIT POINT WHICH CONSTITUTES A PORTION OF THE FIRE ZONE OR FIRE LANE. SIGNS SHALL COMPLY WITH STANDARD CITY OF AUSTIN DETAIL 901S-6.
- 24) A LAND USE COMMISSION ENVIRONMENTAL VARIANCE TO LDC 25-8-_____ FOR _____ HAS BEEN APPROVED FOR THIS SITE BY THE ZONING AND PLATTING COMMISSION ON _____.
- 25) AN INCREASE IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOT 2, AS REQUESTED BY THE OWNER, PER EXCEPTION 3 TO SECTION 503.1.1 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT ON SEPTEMBER 1, 2018. THIS EXCEPTION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY RESIDENCES IMPACTED BY THE INCREASED EMERGENCY VEHICLE ACCESS DISTANCE.
- 26) A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 1 RESIDENCE. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.

PG. 1 OF 1

SUBMITTED: 3-10-17	SCALE 1" = 100'
REV. DATE: 08/2/2018	JOB NO. 15-148
DATE: MARCH 10, 2017	CASE NO. C8-2018-0032.OA

FINAL PLAT
OF THE
WEST COURTYARD
SUBDIVISION

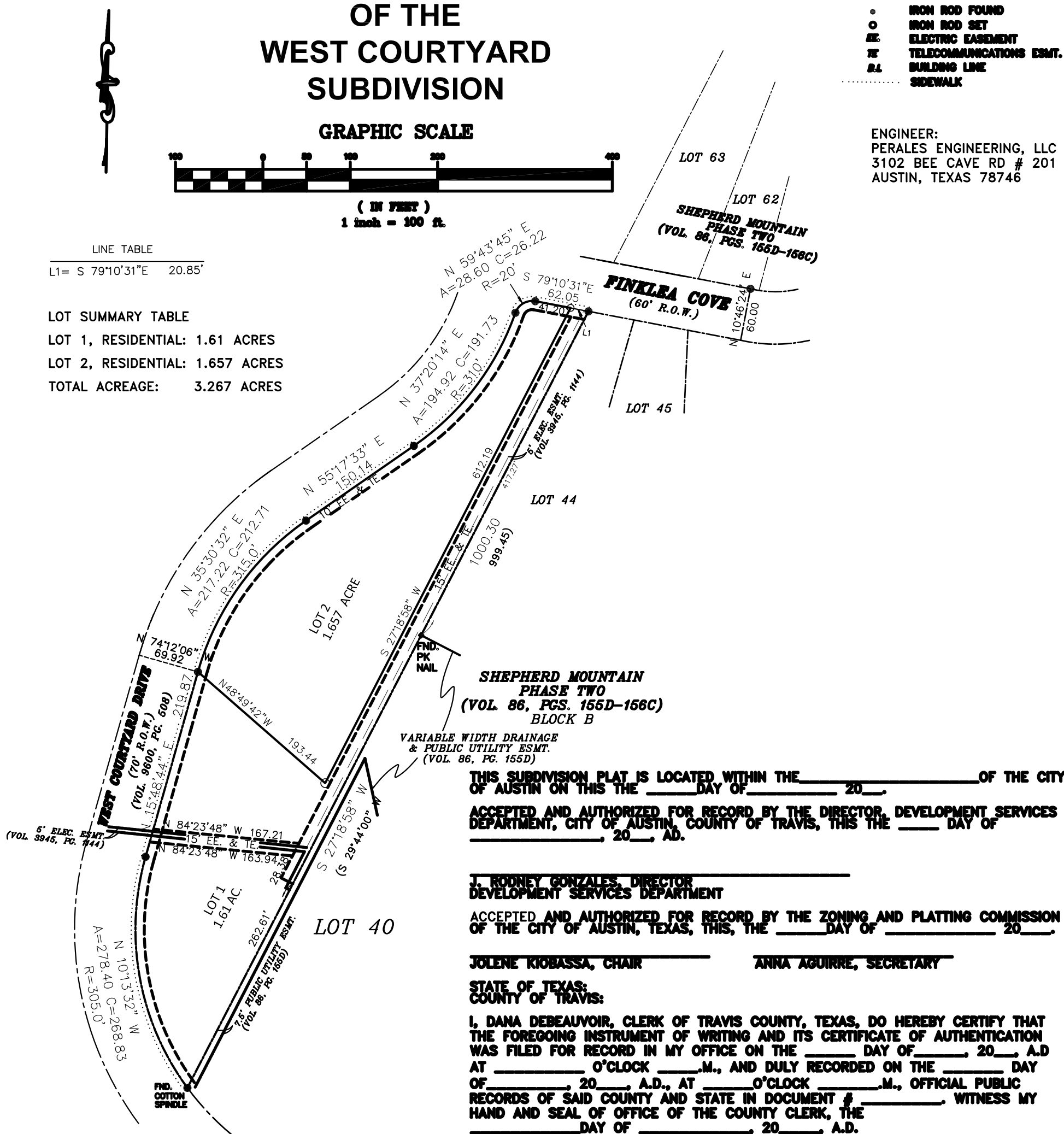
GRAPHIC SCALE



LEGEND

- IRON ROD FOUND
- IRON ROD SET
- EE: ELECTRIC EASEMENT
- TE: TELECOMMUNICATIONS ESMT.
- BL BUILDING LINE
- SIDEWALK

ENGINEER:
PERALES ENGINEERING, LLC
3102 BEE CAVE RD # 201
AUSTIN, TEXAS 78746



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, AD.

J. ROONEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE _____ DAY OF _____, 20____.

JOLENE KIOBASSA, CHAIR ANNA AGUIRRE, SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____, M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____, M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY _____

Project Memorandum

☐ Urgent
☒ As Requested
☐ For Review and Comment
☐ New Project

From: Bruce Aupperle, P.E.
Chris Bradford

Date: 11.7.18

To:

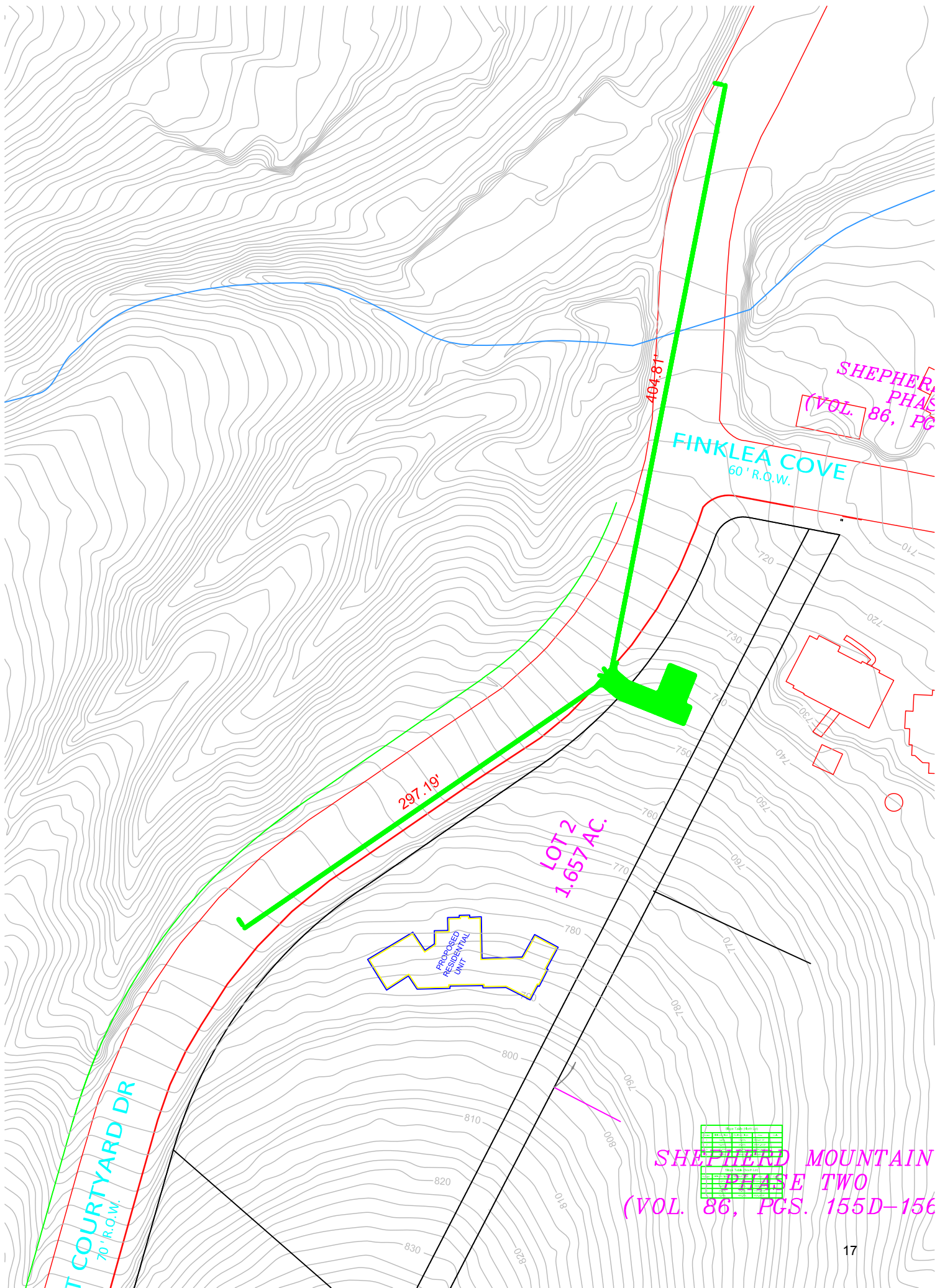
Via: Email

Re: 6910 Courtyard – Final Plat and Subdivision

Pages: 1

The attached exhibit that indicates the site distances from the proposed 12' residential driveway on Lot 2 servicing the surface parking area thereon. West Courtyard Drive, is a residential collector and has a speed limit of 35 mph. The recommended site distance per the table provided is therefore 250'. The site distances available to the proposed driveway are approximately 300' to the southwest and 400' to the northeast. Thus the proposed driveway intersection meets the minimum site distance for a residential driveway intersecting a neighborhood collector.

Please note that a walk from the surface parking area to the proposed house traverse an area 40 vertical feet by 280 horizontal feet. The path way to the house would have an average slope of 14%. That's about 80 steps in the walk from parking area to house or about 4 flights of stairs.



SHEPHERD MOUNTAIN
PHASE TWO
(VOL. 86, PGS. 155D-156)



**TABLE 1-1
MINIMUM SIGHT
DISTANCE***
Design Speed for Major
Roadway (mph)

Case	Condition	30	35	40	45	50	55
I	A	200	250	325	400	475	550
	B**	350	410	470	530	590	650
	C**	400	460	520	580	640	700
II	A	400	470	540	610	680	750
	B**	475	550	625	700	775	850
	C**	510	590	670	750	830	900
III	A	400	500	650	800	1000	1200
	B**	475	550	650	800	1000	1200
	C**	510	590	670	800	1000	1200

Where,

CASE I is the Absolute minimum from driveways (other than industrial driveways).

CASE II is the Absolute minimum from all streets and industrial driveways.

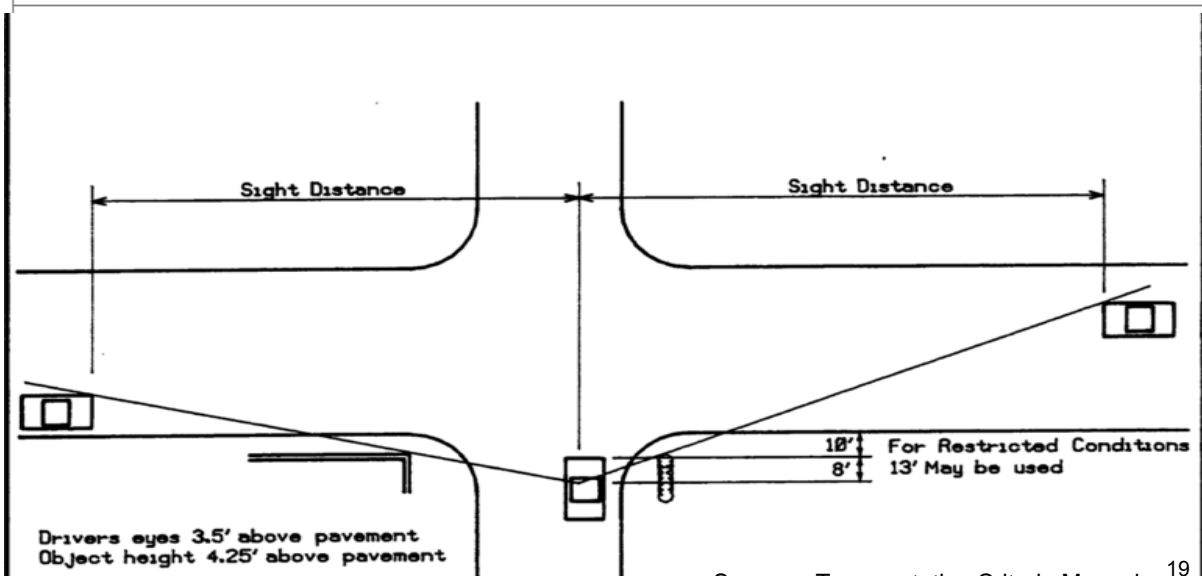
CASE III is the Desirable minimum from all driveways and all streets.

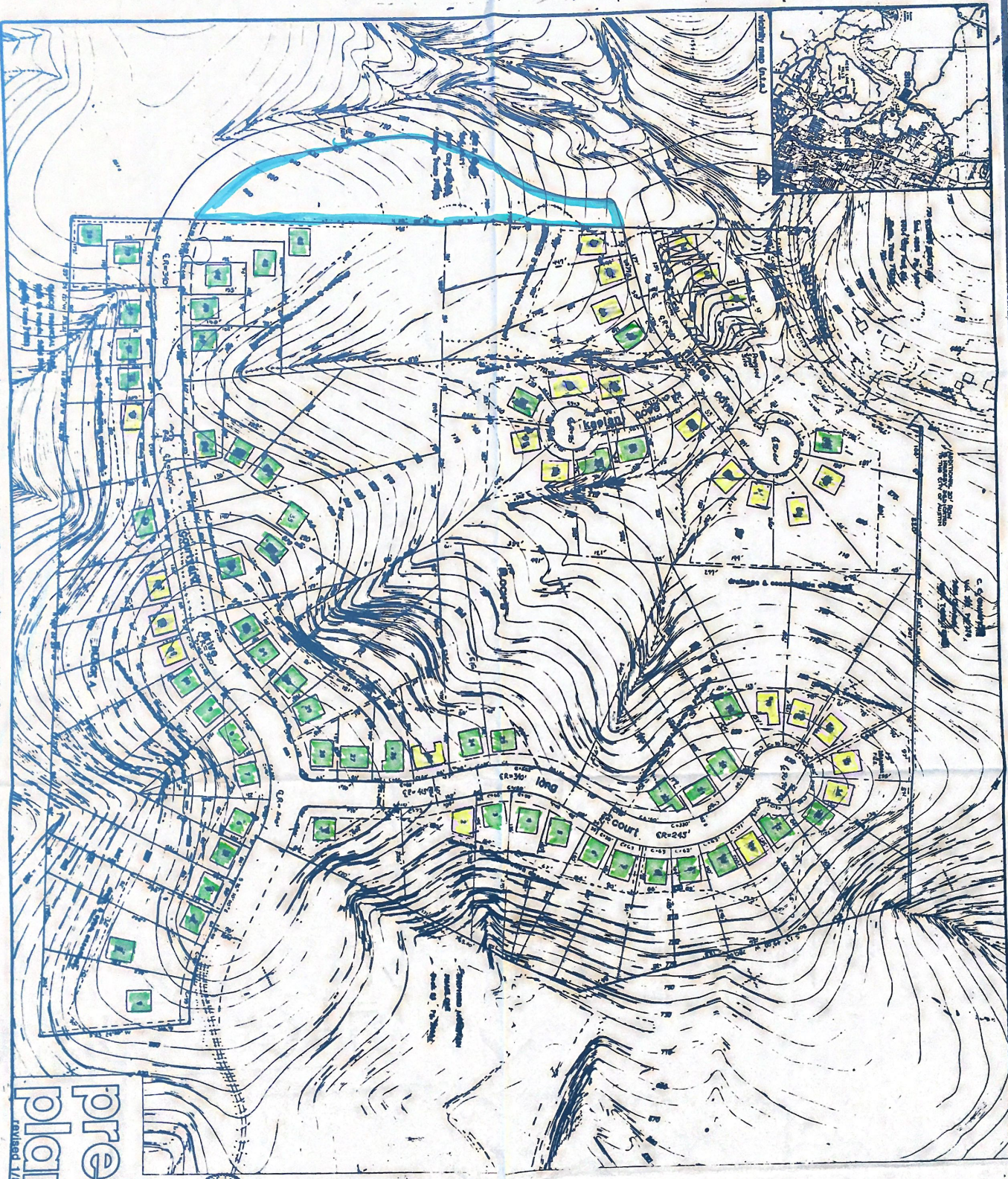
Condition A - Entering onto or crossing a 2 or 3 lane street.**

Condition B - Entering onto or crossing a 4 or 5 lane street.***

Condition C - Entering onto or crossing a street with more than 5 lanes.***

* This Table is for flat grades only. AASHTO should be referenced in obtaining minimum sight distances whenever grades are not flat.





preliminary plan
 contour datum: city standard
 date: 11/20/74
 scale 1" = 100'
 revised 1/8/75

Haynie & Kellman Inc.
 CONSULTING ENGINEERS
 4001 W. 10th St.
 Austin, Texas 78757
 (512) 520-8111



**APPROVED
 PRELIMINARY**

IMPERVIOUS COVER CALCULATIONS

LAND USE	AREA (ACRES)	PERCENT IMPERVIOUS COVER	IMPERVIOUS AREA (ACRES)
1. Paved Areas	1.100	100%	1.100
2. Roofed Areas	1.100	100%	1.100
3. Paved Driveways	1.100	100%	1.100
4. Paved Parking	1.100	100%	1.100
5. Paved Roads	1.100	100%	1.100
6. Paved Sidewalks	1.100	100%	1.100
7. Paved Stairs	1.100	100%	1.100
8. Paved Terraces	1.100	100%	1.100
9. Paved Balconies	1.100	100%	1.100
10. Paved Patios	1.100	100%	1.100
11. Paved Porches	1.100	100%	1.100
12. Paved Walkways	1.100	100%	1.100
13. Paved Driveways	1.100	100%	1.100
14. Paved Parking	1.100	100%	1.100
15. Paved Roads	1.100	100%	1.100
16. Paved Sidewalks	1.100	100%	1.100
17. Paved Stairs	1.100	100%	1.100
18. Paved Terraces	1.100	100%	1.100
19. Paved Balconies	1.100	100%	1.100
20. Paved Patios	1.100	100%	1.100
21. Paved Porches	1.100	100%	1.100
22. Paved Walkways	1.100	100%	1.100
23. Paved Driveways	1.100	100%	1.100
24. Paved Parking	1.100	100%	1.100
25. Paved Roads	1.100	100%	1.100
26. Paved Sidewalks	1.100	100%	1.100
27. Paved Stairs	1.100	100%	1.100
28. Paved Terraces	1.100	100%	1.100
29. Paved Balconies	1.100	100%	1.100
30. Paved Patios	1.100	100%	1.100
31. Paved Porches	1.100	100%	1.100
32. Paved Walkways	1.100	100%	1.100
33. Paved Driveways	1.100	100%	1.100
34. Paved Parking	1.100	100%	1.100
35. Paved Roads	1.100	100%	1.100
36. Paved Sidewalks	1.100	100%	1.100
37. Paved Stairs	1.100	100%	1.100
38. Paved Terraces	1.100	100%	1.100
39. Paved Balconies	1.100	100%	1.100
40. Paved Patios	1.100	100%	1.100
41. Paved Porches	1.100	100%	1.100
42. Paved Walkways	1.100	100%	1.100
43. Paved Driveways	1.100	100%	1.100
44. Paved Parking	1.100	100%	1.100
45. Paved Roads	1.100	100%	1.100
46. Paved Sidewalks	1.100	100%	1.100
47. Paved Stairs	1.100	100%	1.100
48. Paved Terraces	1.100	100%	1.100
49. Paved Balconies	1.100	100%	1.100
50. Paved Patios	1.100	100%	1.100
51. Paved Porches	1.100	100%	1.100
52. Paved Walkways	1.100	100%	1.100
53. Paved Driveways	1.100	100%	1.100
54. Paved Parking	1.100	100%	1.100
55. Paved Roads	1.100	100%	1.100
56. Paved Sidewalks	1.100	100%	1.100
57. Paved Stairs	1.100	100%	1.100
58. Paved Terraces	1.100	100%	1.100
59. Paved Balconies	1.100	100%	1.100
60. Paved Patios	1.100	100%	1.100
61. Paved Porches	1.100	100%	1.100
62. Paved Walkways	1.100	100%	1.100
63. Paved Driveways	1.100	100%	1.100
64. Paved Parking	1.100	100%	1.100
65. Paved Roads	1.100	100%	1.100
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78. Paved Terraces	1.100	100%	1.100
79. Paved Balconies	1.100	100%	1.100
80. Paved Patios	1.100	100%	1.100
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85. Paved Roads	1.100	100%	1.100
86. Paved Sidewalks	1.100	100%	1.100
87. Paved Stairs	1.100	100%	1.100
88. Paved Terraces	1.100	100%	1.100
89. Paved Balconies	1.100	100%	1.100
90. Paved Patios	1.100	100%	1.100
91. Paved Porches	1.100	100%	1.100
92. Paved Walkways	1.100	100%	1.100
93. Paved Driveways	1.100	100%	1.100
94. Paved Parking	1.100	100%	1.100
95. Paved Roads	1.100	100%	1.100
96. Paved Sidewalks	1.100	100%	1.100
97. Paved Stairs	1.100	100%	1.100
98. Paved Terraces	1.100	100%	1.100
99. Paved Balconies	1.100	100%	1.100
100. Paved Patios	1.100	100%	1.100

TYPICAL NOTES

1. All dimensions are in feet unless otherwise noted.
2. All elevations are in feet unless otherwise noted.
3. All areas are in acres unless otherwise noted.
4. All distances are in feet unless otherwise noted.
5. All bearings are in degrees, minutes, and seconds unless otherwise noted.
6. All curves are in feet unless otherwise noted.
7. All grades are in percent unless otherwise noted.
8. All slopes are in feet per foot unless otherwise noted.
9. All setbacks are in feet unless otherwise noted.
10. All easements are in feet unless otherwise noted.
11. All rights of way are in feet unless otherwise noted.
12. All utility easements are in feet unless otherwise noted.
13. All drainage easements are in feet unless otherwise noted.
14. All flood easements are in feet unless otherwise noted.
15. All wetland easements are in feet unless otherwise noted.
16. All riparian easements are in feet unless otherwise noted.
17. All mineral easements are in feet unless otherwise noted.
18. All timberland easements are in feet unless otherwise noted.
19. All agricultural easements are in feet unless otherwise noted.
20. All conservation easements are in feet unless otherwise noted.
21. All historic easements are in feet unless otherwise noted.
22. All archaeological easements are in feet unless otherwise noted.
23. All paleontological easements are in feet unless otherwise noted.
24. All historical easements are in feet unless otherwise noted.
25. All prehistoric easements are in feet unless otherwise noted.
26. All scientific easements are in feet unless otherwise noted.
27. All educational easements are in feet unless otherwise noted.
28. All recreational easements are in feet unless otherwise noted.
29. All religious easements are in feet unless otherwise noted.
30. All charitable easements are in feet unless otherwise noted.
31. All non-profit easements are in feet unless otherwise noted.
32. All public easements are in feet unless otherwise noted.
33. All government easements are in feet unless otherwise noted.
34. All federal easements are in feet unless otherwise noted.
35. All state easements are in feet unless otherwise noted.
36. All local easements are in feet unless otherwise noted.
37. All private easements are in feet unless otherwise noted.
38. All individual easements are in feet unless otherwise noted.
39. All corporate easements are in feet unless otherwise noted.
40. All partnership easements are in feet unless otherwise noted.
41. All joint tenancy easements are in feet unless otherwise noted.
42. All tenancy in common easements are in feet unless otherwise noted.
43. All life estate easements are in feet unless otherwise noted.
44. All remainder easements are in feet unless otherwise noted.
45. All reversionary easements are in feet unless otherwise noted.
46. All executory easements are in feet unless otherwise noted.
47. All power of appointment easements are in feet unless otherwise noted.
48. All testamentary easements are in feet unless otherwise noted.
49. All inter vivos easements are in feet unless otherwise noted.
50. All life insurance easements are in feet unless otherwise noted.
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